

SOUTHERN CALIFORNIA



**ASSOCIATION OF
GOVERNMENTS**

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

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Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Allthhouse, Moorpark

MEETING

Of the

REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

Thursday, April 5, 2007

2:00 PM – 4:00 PM

Riverside B Conference Room

SCAG Offices

**818 West 7th Street, 12th Floor
Los Angeles, CA 90017**

Agendas and Attachments for the RHNA Appeals Board Meetings and Hearings are also available at www.scag.ca.gov.

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Ma'Ayn Johnson at 213.236.1975 or johnson@scag.ca.gov.

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. If you require such assistance, please contact SCAG at (213) 236-1868 at least 72 hours in advance of the meeting to enable SCAG to make reasonable arrangements. To request documents related to this document in an alternative format, please contact (213) 236-1868.

REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

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“Any item listed on the agenda (action or information) may be acted upon at the discretion of the Committee”.

1.0 CALL TO ORDER

2.0 PUBLIC COMMENT PERIOD

Members of the public desiring to speak on an agenda item or items not on the agenda, but within the purview of the Committee, must fill out and present a speaker's card to the Assistant prior to speaking. A speaker's card must be turned in before the meeting is called to order. Comments will be limited to three minutes. The Chair may limit the total time for all comments to twenty (20) minutes.

3.0 REVIEW AND PRIORITIZE AGENDA ITEMS

4.0 INFORMATION ITEMS

4.1 Introduction of RHNA Appeals Board, Staff and Legal Counsel 5 minutes

4.2 Transmittal of Regional Council adopted Regional Housing Needs Assessment (RHNA) Decision Documents (distributed at the meeting). 15 minutes

4.3 Review of Summary of Requests for RHNA Revision and Appeal Filed as of March 16, 2007. 1 10 minutes
Attachment

This review will include a briefing on the differences between revision requests and appeals requests and the process for each, as well as the process for cities that filed both.

4.4 Review of the Revision Schedule, Public Hearing Schedule, Logistics and Staff Report Format. 4 15 minutes
Attachment

Board members are given an opportunity to discuss expectations of how meetings and hearings will progress through the four days and make suggestions as needed.



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5.0 ACTION ITEMS

5.1 Conduct Meetings; Revision Requests and Public Hearings for Appeal Requests

25 minutes

In order to ensure a timely progression of the meetings and hearings, the Board should establish reasonable parameters. Various options will be discussed.

A. Setting Time Guidelines and Agenda Order

Recommended Action:

- 1) Set a guideline of 30 minutes per appeal or revision request as follows: jurisdiction presentation 10 minutes, a staff presentation 5 minutes, and a jurisdiction rebuttal 5 minutes, public comment or testimony 10 minutes. Times may be exceeded at the direction of the Chair or Board majority.
- 2) Set a time limit of 3 minutes per person during public comment; reserve the ability to request speakers shorten their time if they are repeating previous speakers testimony.
- 3) Defer verbal duplication of written SCAG Staff reports at the direction of the Chair or Board majority.
- 4) Give staff direction to bundle certain requests on an agenda if the technical analysis pertains to more than one city. (Revision Requests Only)
- 5) Direct staff to schedule revision requests at the beginning of each agenda.

B. Receipt of New or Additional Materials at Hearings or During Meetings

5 minutes



REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

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5.0 ACTION ITEMS (continued)

Recommend Action:

- 1) That the Board, to the extent feasible, request jurisdictions to limit their materials, arguments, and evidence to that which are directly relevant to their appeal or revision request.

5.2 Rendering Decisions

15 minutes

The Board has 10 days to render a decision on a revision request or an appeal request per the adopted RHNA Appeals Procedures (AMENDED). The Board should establish reasonable guidelines for announcing decisions and considering both revision requests and appeals requests filed by a jurisdiction at the same meeting.

Recommended Action:

- 1) That the RHNA Appeals Board decide, on a case by case basis, immediately following the conclusion of their deliberations, to either:
 - a) indicate a tentative decision on an appeal or revision, subject to the review and approval of the written decision, or
 - b) defer any tentative decision until Board receives draft written decision for approval.
- 2) That the RHNA Appeals Board approve as its general intent to deny any appeal request upon the granting or partial granting of a revision request from the same jurisdiction under the same basis.
- 3) That the RHNA Appeals Board authorizes staff to schedule a meeting on May 10, 2007 to approve final written decisions.

REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

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5.0 ACTION ITEMS (continued)

5.3 RHNA Appeals Board and Board Counsel Dialogue

30 minutes

The Board has the separate assistance of assigned Board Counsel and SCAG staff has assistance from in-house SCAG counsel. This item provides time for the Appeals Board to dialogue with their Board Counsel.

6.0 CHAIR'S REPORT

7.0 STAFF REPORT

8.0 FUTURE AGENDA ITEMS

Any committee members or staff desiring to place items on a future agenda may make such a request.

9.0 ADJOURNMENT

The next meeting will be held at the SCAG offices in the San Bernardino Conference Room on Wednesday, April 25, 2007 at 9:00 AM.





Southern California Association of Governments Summary of RHNA Revision Requests and Appeals

COUNTY	Draft RHNA (1/1/06-6/30/14)	Request for Revision Only	Request for Appeal Only	Request for Both Revision and Appeal	Total Reductions Requested
Imperial	24,116	0	0	0	0
Los Angeles	287,669	1,047	16,889	6,052	23,988
Orange	82,602	0	4,393	792	5,185
Riverside	173,188	0	4,982	0	4,982
San Bernardino	113,110	8,763	2,936	383	12,082
Ventura*	26,534	0	0	0	0
SCAG	707,219	9,810	29,200	7,227	46,237

* VCOG accepted delegation

COUNTY	SUBREGION	Draft RHNA (1/1/06-6/30/14)	Request for Revision Only	Request for Appeal Only	Request for Both Revision and Appeal	Total Reductions Requested
Imperial	IVAG	24,116	0	0	0	0
Los Angeles	North LA	73,519	0	12,485	0	12,485
Los Angeles	LA City**	113,698	0	0	0	0
Los Angeles	Arroyo Verdugo	7,459	0	0	0	0
Los Angeles	San Gabriel Valley Assoc.	44,586	983	3,517	4,374	8,874
Los Angeles	Westside Cities	3,488	0	0	0	0
Los Angeles	South Bay Cities Assoc.	13,763	0	0	30	30
Los Angeles	Gateway Cities	29,781	64	621	1,648	2,333
Los Angeles	Las Virgenes, Conejo	1,375	0	266	0	266
Orange	Orange	82,602	0	4,393	792	5,185
Riverside	WRCOG	129,994	0	4,982	0	4,982
Riverside	CVAG	43,194	0	0	0	0
San Bernardino	SANBAG	113,110	8,763	2,936	383	12,082
Ventura	VCOG	26,534	0	0	0	0
	SCAG	707,219	9,810	29,200	7,227	46,237

**Subregion accepting delegation

3/22/2007



Southern California Association of Governments Summary of RHNA Revision Requests and Appeals

COUNTY	SUBREGION	CITY	Draft RHNA (1/1/06-6/30/14)	Request for Revision Only	Request for Appeal Only	Request for Both Revision and Appeal	Total Reductions Requested
Los Angeles	North LA	Palmdale city	17,754		7,754		7,754
Los Angeles	North LA	Unincorporated	33,562		4,731		4,731
Los Angeles	Arroyo Verdugo	La Canada Flintridge city	233		*		
Los Angeles	San Gabriel Valley Assoc.	Arcadia city	2,130		1,029		1,029
Los Angeles	San Gabriel Valley Assoc.	Covina city	1,325		925		925
Los Angeles	San Gabriel Valley Assoc.	Diamond Bar city	1,081		631		631
Los Angeles	San Gabriel Valley Assoc.	Duarte city	427			63	63
Los Angeles	San Gabriel Valley Assoc.	El Monte city	2,189	977			977
Los Angeles	San Gabriel Valley Assoc.	Glendora city	738		115		115
Los Angeles	San Gabriel Valley Assoc.	La Verne city	897			257	257
Los Angeles	San Gabriel Valley Assoc.	Monterey Park city	1,131		817		817
Los Angeles	San Gabriel Valley Assoc.	Pasadena city	2,844			****	
Los Angeles	San Gabriel Valley Assoc.	San Dimas city	1,724			1,581	1,581
Los Angeles	San Gabriel Valley Assoc.	San Gabriel city	820			277	277
Los Angeles	San Gabriel Valley Assoc.	San Marino city	26			24	24
Los Angeles	San Gabriel Valley Assoc.	Sierra Madre city	138			98	98
Los Angeles	San Gabriel Valley Assoc.	South Pasadena city	171	6			6
Los Angeles	San Gabriel Valley Assoc.	Temple City city	1,080			524	524
Los Angeles	San Gabriel Valley Assoc.	West Covina city	3,592			1,550	1,550
Los Angeles	Westside Cities	West Hollywood city	579		*		
Los Angeles	South Bay Cities Assoc.	Rancho Palos Verdes city	90			30	30
Los Angeles	Gateway Cities	Bellflower city	1,058		*		
Los Angeles	Gateway Cities	Downey city	1,098		549		549
Los Angeles	Gateway Cities	Hawaiian Gardens city	144		72		72
Los Angeles	Gateway Cities	La Habra Heights city	116	39			39
Los Angeles	Gateway Cities	La Mirada city	1,736			1,246	1,246
Los Angeles	Gateway Cities	Lakewood city	667			367	367
Los Angeles	Gateway Cities	Long Beach city	11,193		*		
Los Angeles	Gateway Cities	Norwalk city	329			35	35
Los Angeles	Gateway Cities	Paramount city	1,008		*		
Los Angeles	Gateway Cities	Signal Hill city	245	25			25
Los Angeles	Las Virgenes, Conejo	Calabasas city	516		266		266
Orange	Orange	Aliso Viejo city	911			388	388
Orange	Orange	Irvine city	35,350			**	

3/22/2007



Southern California Association of Governments Summary of RHNA Revision Requests and Appeals

ASSOCIATION OF COUNTIES	SUBREGION	CITY	Draft RHNA (1/1/06-6/30/14)	Request for Revision Only	Request for Appeal Only	Request for Both Revision and Appeal	Total Reductions Requested
Orange	Orange	Laguna Niguel city	352			**	
Orange	Orange	Orange city	5,035		2,522		2,522
Orange	Orange	Tustin city	3,344		1,871		1,871
Orange	Orange	Yorba Linda city	2,021			404	404
Riverside	WRCOG	Beaumont city	7,010		**		
Riverside	WRCOG	Calimesa city	2,251			*	
Riverside	WRCOG	Canyon Lake city	100		*		
Riverside	WRCOG	Corona city	3,279		*		
Riverside	WRCOG	Murrieta city	6,248		1,250		1,250
Riverside	WRCOG	Unincorporated	50,881		3,732		3,732
San Bernardino	SANBAG	Big Bear Lake city	491			383	383
San Bernardino	SANBAG	Colton city	3,673		2,548		2,548
San Bernardino	SANBAG	Ontario city	14,096	8,763			8,763
San Bernardino	SANBAG	Rialto city	4,285		388		388

Note: - The city boundaries for the base year and the projected year are generally based on January 1, 2006 and July 1, 2005, respectively.

- The city boundaries of Orange County are based on January 1, 2007.

- 804 units of LA County appeal are related to annexation. All units of Orange City's appeal are also related to annexation.

- All units of Riverside County appeal are related to tribal land.

* Numerical adjustment not specified

** Requests shift of need to moderate or above moderate income category

*** Requests no reallocation

****Requests no net change

3/22/2007

APPEAL

DATE: See Appeal Board Schedule - Peter

TO: Regional Housing Needs Assessment Appeals Board

FROM: Lynn Harris, Manager, Community Development, 213.236.1875, harris@scag.ca.gov

PREPARED BY: Click here to type, *NAME, TITLE, PHONE, EMAIL*

SUBJECT: Appeal from the City of Click here o type *CITY NAME*

PLANNING & POLICY DIRECTOR'S APPROVAL:

RECOMMENDED ACTION (Please Select One):

☒ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

Staff recommends granting a reduction of XX units.

RECOMMENDED FINDINGS:

SUMMARY OF REQUEST:

Description provided by the jurisdiction on the appeal request.

BACKGROUND:

ANALYSIS:

ATTACHMENTS:

1. The appeal request submitted by the jurisdiction with all attachments
2. Supporting documents that staff may refer to in background or analysis